

120.0

0007

0001.B

Map

Block

Lot

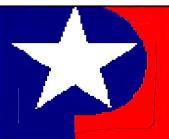
1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,413,200 / 1,413,200  
 USE VALUE: 1,413,200 / 1,413,200  
 ASSESSED: 1,413,200 / 1,413,200


**Patriot**  
 Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
306		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZARUBIN ALEXEY	
Owner 2: KOZLOVA OLGA	
Owner 3:	
Street 1: 306 RIDGE ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: 89MORNINGSIDE LLC -
Owner 2: -
Street 1: 42 JAMES STREET
Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION									
This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2018, having primarily Clapboard Exterior and 3581 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo	1	Level			
s				Street					
t				Gas:					

LAND SECTION (First 7 lines only)									
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price
101	One Family		6232	Sq. Ft.	Site		0	70.	0.88 4

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6232.000	1,030,800		382,400	1,413,200		419636
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

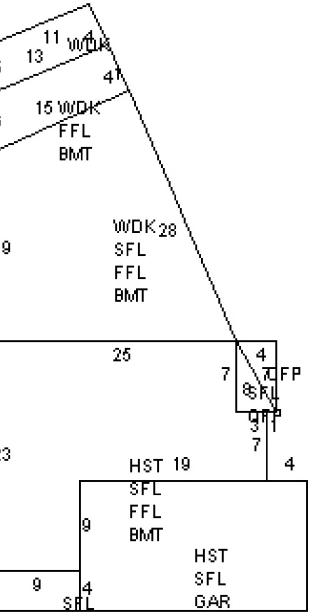
PREVIOUS ASSESSMENT								Parcel ID	120.0-0007-0001.B		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	1,030,800	0	6,232.	382,400	1,413,200		Year end	12/23/2021	
2021	101	FV	1,030,800	0	6,232.	382,400	1,413,200		Year End Roll	12/10/2020	
2020	101	FV	1,024,300	0	6,232.	382,400	1,406,700	1,406,700	Year End Roll	12/18/2019	
2019	101	FV	891,900	0	6,232.	382,400	1,274,300	1,274,300	Year End Roll	1/3/2019	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
89MORNINGSIDE L	1527-31	1	5/24/2018		1,405,000	No	No		Anders T Anderson d.o.d. 2/22/2016.		
ANDERSON ANDERS	1501-109		12/16/2016	Estate/Div	595,000	No	No				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
4/9/2019		SQ Returned								JO	Jenny O		
10/4/2018		MEAS&NOTICE								BS	Barbara S		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 9 - Contemporary	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath: 2	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 30 - Vert RedWo 10%	OthrFix:	Rating:	RESIDENTIAL GRID																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:															
GENERAL INFORMATION				<b>CONDOS INFORMATION</b>				Location:	Total Units:	Floor:	% Own:	Name:	Location:	Total Units:	Floor:	% Own:	Name:											
Grade: B+ - Good (+)	Year Blt: 2018	Eff Yr Blt:	Alt LUC:	Alt %:	Const Mod:	Lump Sum Adj:	Jurisdct: G19	Fact: .	Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:											
INTERIOR INFORMATION				<b>DEPRECIATION</b>				Phys Cond: AG - Avg-Good 0.8%	Functional:	Economic:	Special:	Override:	Total: 0.8%	Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:						
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: S - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 15 - H.V.A.C	# Heat Sys: 1	% Heated: 100	% AC: 100	Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	CALC SUMMARY	COMPARABLE SALES	REMODELING	RES BREAKDOWN				
																				Rate	Parcel ID	Typ	Date	Sale Price				
																				WtAv\$/SQ:	AvRate:	Ind.Val						
																				Juris. Factor: 1.00	Before Depr: 259.48							
																				Adj Total: 1039083	Special Features: 0	Val/Su Net: 229.73						
																				Depreciation: 8313	Final Total: 1030800	Val/Su SzAd 395.93						
																				Depreciated Total: 1030771								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 120.0-0007-0001.B												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N	Total Yard Items:	Total Special Features:								Total:																		



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,251	177.730	222,337	BMT	100	GFB	100	G	
BMT	Basement	977	117.300	114,602						
FFL	First Floor	977	177.730	173,639						
WDK	Deck	579	10.430	6,039						
HST	Half Story	376	177.730	66,737						
GAR	Garage	299	31.530	9,429						
OPP	Open Porch	28	59.390	1,663						
Net Sketched Area: 4,487				Total: 594,446						
Size Ad	2603.5	Gross Area	4862	FinArea	3581					

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,251	177.730	222,337	BMT	100	GFB	100	G	
BMT	Basement	977	117.300	114,602						
FFL	First Floor	977	177.730	173,639						
WDK	Deck	579	10.430	6,039						
HST	Half Story	376	177.730	66,737						
GAR	Garage	299	31.530	9,429						
OPP	Open Porch	28	59.390	1,663						

**IMAGE**



**AssessPro Patriot Properties, Inc**